JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to get training on land use issues and Municipal Ethics and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

# FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Farmington City will hold a regular City Council meeting on <u>Tuesday</u>, June 5, 2018, at 7:00 p.m. The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

#### CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

#### PRESENTATIONS:

- 7:05 Introduction of 3 New Police Officers and Administration of Oath of Office
- 7:15 Recognition of Eric Johnsen for 10 Years of Dedicated Service to the Police Department
- 7:20 Presentation of City Council "Top Shooter" Awards

### **PUBLIC HEARINGS:**

- 7:25 Boundary Adjustment with Kaysville City Ken Stuart Property
- 7:35 Plat Amendments to Farmington Meadows Phases I and II and Rice Farms Phase V and Pheasant Hollow
- 7:45 Allow public input regarding (A) The issuance and sale of not more than \$1,300,000 aggregate principal amount of excise tax revenue bonds, Series 2018; and (B) Any potential economic impact that the project described herein to be financed with the proceeds of the Series 2018 Bonds issued under the act may have on the private sector and related matters.

#### **NEW BUSINESS:**

- 7:55 Rock Mill Estates Subdivision Street Light Proposal
- 8:05 Rock Mill Estates Subdivision Memo of Understanding and Development Agreement

### **SUMMARY ACTION:**

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

- 8:15 Minute Motion Approving Summary Action List
  - 1. Approval of Minutes from May 15, 2018
  - 2. General Plan Amendment Enabling Ordinance Woodside Homes

#### **DISCUSSION ITEMS:**

- 8:20 Possible Code Enforcement Action 335 East 830 South
- 8:30 Possible Notification Process Changes to Land Use Applications
- 8:40 High School Road Striping

#### **GOVERNING BODY REPORTS:**

- 8:50 City Manager Report
  - 1. Fire Monthly Activity Report for April
  - 2. Executive Summary for Planning Commission held May 17, 2018
- 8:55 Mayor Talbot & City Council Reports

Minute motion adjourning to the Redevelopment Agency meeting. (See RDA Agenda)

Minute motion to reconvene the City Council Meeting.

## **ADJOURN**

### **CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 31st day of May, 2018.

### FARMINGTON CITY CORPORATION

Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder,  $451-2383 \times 205$ , at least 24 hours prior to the meeting.

For Council Meeting: June 05, 2018

# S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Councilmember Cory Ritz give the invocation to the meeting and it is requested that City Councilmember Doug Anderson lead the audience in the Pledge of Allegiance.

For Council Meeting: June 05, 2018

S U B J E C T: Introduction of 3 New Police Officers and Administration of Oath of Office

# ACTION TO BE CONSIDERED:

None.

# **GENERAL INFORMATION:**

A representative from the Police Department will introduce Johnathan Johnson, Adam Hansen and Christian Cole as the new Police Officers. Holly Gadd will perform the administration of Oath of Office.

For Council Meeting: June 05, 2018

S U B J E C T: Recognition of Eric Johnsen for 10 Years of Dedicated Service to the Police Department

# ACTION TO BE CONSIDERED:

None.

# **GENERAL INFORMATION:**

Wayne Hansen, Police Chief will be making this presentation.

For Council Meeting: June 05, 2018

S U B J E C T: Presentation of City Council "Top Shooter" Awards

# ACTION TO BE CONSIDERED:

None.

# GENERAL INFORMATION:

A representative from the Police Department will present the "Top Shooter" award to Mayor Talbot and Katie Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

For Council Meeting: June 05, 2018

PUBLIC HEARING: Boundary Adjustment with Kaysville City—Ken Stuart Property

# ACTION TO BE CONSIDERED:

- 1. Hold the public hearing.
- 2. See staff report for recommendation.

# GENERAL INFORMATION:

See enclosed staff report prepared by David E. Petersen, Community Development Director.



# FARMINGTON CITY

H. James Talbot

BRETT ANDERSON DOUG ANDERSON BRIGHAM MELLOR CORY RITZ REBECCA WAYMENT CITY COUNCIL

DAVE MILLHEIM

# City Council Staff Report

To:

Honorable Mayor and City Council

From:

David E. Petersen, Community Development Director

Date:

June 5, 2018

SUBJECT:

BOUNDARY ADJUSTMENT WITH KAYSVILLE CITY--

KEN STUART PROPERTY

#### RECOMMENDATION

1. Hold a public hearing.

Approve the enclosed ordinance adjusting the City's common boundary with Kaysville City at 1000 North and 2000 West (or 350 East in Kaysville) subject to the petitioner preparing a de-annexation plat acceptable to the City, and the City recording the same at the office of the Davis County recorder.

### Findings:

- a. On February 22<sup>nd</sup>, the Planning Commission approved Mr. Stuart's request to subdivide his property into two parcels by metes and bounds, of which the smaller northwest parcel is approximately 0.68 acres in size (or 29,920 s.f.) and the other parcel is 1.96 acres. Some discussed at the time that it may be a good idea if the smaller parcel is de-annexed into Kaysville because it exclusively fronts a Kaysville street.
- b. Mr. Stuart desires to build a single-family home on the smaller parcel. Farmington City, as with most city's, cannot issue a building permit for the same unless the lot fronts a fully improved street. He is willing to install the curb, gutter, sidewalk, asphalt extension, etc., even though the entire 350 East r.o.w. is in Kaysville—and Kaysville is willing to work with him (and Farmington) to accommodate building permit requirements; however, if the property remains in Farmington, but the street is in Kaysville, even simple things like garbage pick-up can become cumbersome.

#### BACKGROUND

On April 17, 2018, the City Council adopted a resolution initiating the process to adjust the common boundary line between Farmington City and Kaysville City. The findings above

encapsulate the pertinent background information for this action. The enclosed ordinance is the final step, prior to the actual recordation of a plat, of the de-annexation process [Note: the larger parcel referenced in the findings still fronts 950 North, and this r.o.w. is the location of the future connector road which will provide access from the WDC "mink farm" interchange to the future Shepard Lane Interchange].

Respectively Submitted

David Petersen

Community Development Director

Review and Concur
Tave Mulli

Dave Millheim City Manager

#### ORDINANCE NO. 2018 -

# AN ORDINANCE ADJUSTING A PORTION OF THE EXISTING COMMON BOUNDARY LINE BETWEEN FARMINGTON CITY AND KAYSVILLE CITY.

WHEREAS, the Farmington City Council has previously passed Resolution No. 2018-15 stating its intent to adjust a portion of the common boundary line presently existing between Farmington City and Kaysville City; and

WHEREAS, the Farmington City Council has held a public hearing on the proposed boundary adjustment pursuant to notice as required by law; and

WHEREAS, the Farmington City Council has received no protests from owners of private property or registered voters residing within the affected area to be adjusted; and

WHEREAS, the City Council has authority to adjust the common boundary line of the City pursuant to Section 10-2-419 of the *Utah Code Ann.* 1953, as amended.

# NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Adjustment of Portion of Common Boundary. A portion of the common boundary line presently existing between Kaysville City and Farmington City is hereby adjusted by deleting certain territory from Farmington City and adding such territory to Kaysville City. The affected area is located in Davis County, State of Utah and are more particularly described as follows:

### [Insert Legal Here]

Section 2. Notices and Certificates. Within thirty (30) days after adoption of this Ordinance, the City Council shall send a copy of the same to each affected entity and record a certified copy of this Ordinance in the office of the Davis County Recorder together with a plat or map prepared by a licensed surveyor and approved by the City Council showing the new boundaries of the affected areas, and the City Council shall file with the Lieutenant Governor of the State of Utah written notice of the adoption of this boundary adjustment Ordinance together with a copy of this Ordinance. Within forty five (45) days of adoption of this Ordinance, the City Council shall file written notice of the boundary adjustment with the Utah state Tax Commission together with a copy of this Ordinance and a map or plat that delineates a metes and bounds description of the area affected and evidence that the information has been recorded by the Davis County Recorder and a certification by the City Council that all necessary legal requirements relating to the boundary change have been completed. The boundary adjustment shall be

deemed complete and effective as of the date of the Lieutenant Governor's issuance of a certificate of annexation.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

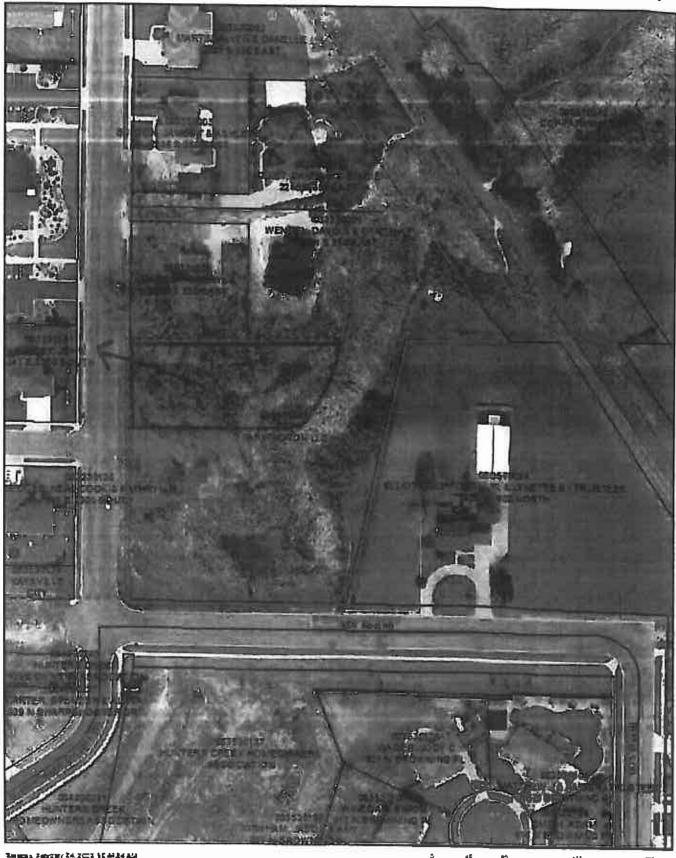
Section 4. <u>Effective Date</u>. This Ordinance shall become effective upon satisfaction of all conditions stated herein and when each municipality involved in the boundary adjustment has adopted a boundary line adjustment ordinance in accordance with the provisions of Section 10-2-419 of the *Utah Code Ann.* 1953, as amended. The Davis County Recorder is hereby requested to record this Ordinance in the records of the Davis County Recorder's Office for no fee and to return the same to Farmington City for filing when recorded.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS \_\_\_\_ DAY OF JUNE, 2018.

ATTEST:	FARMINGTON CITY		
Holly Gadd, City Recorder	H. James Talbot, Mayor		

# Farmington City





For Council Meeting: June 05, 2018

<u>PUBLIC HEARING</u>: Plat Amendments to Farmington Meadows Phases I and II and Rice Farms Phase V and Pheasant Hollow

# **ACTION TO BE CONSIDERED:**

- 1. Hold the public hearing.
- 2. See staff report for recommendation.

# **GENERAL INFORMATION:**

See enclosed staff report prepared by Eric Anderson, City Planner.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON DOUG ANDERSON BRIGHAM MELLOR CORY RITZ REBECCA WAYMENT

DAVE MILLHEIM CITY MANAGER

### City Council Staff Report

To:

Honorable Mayor and City Council

From:

Eric Anderson, City Planner

Date:

June 5, 2018

SUBJECT:

PLAT AMENDMENTS:

A. FARMINGTON MEADOWS PHASES I AND II SUBDIVISION

Applicant: Brian Lifferth

B. RICE FARMS PHASE V AND PHEASANT HOLLOW SUBDIVISIONS

Applicant: Taylor Dean

#### RECOMMENDATION

1. Hold a Public Hearing (if necessitated by receipt of a letter of protest)

#### AND

2A. Move that the City Council approve the Farmington Meadows Phases I and II Subdivision Plat Amendments as set forth herein, subject to all Farmington City ordinances and development standards and the following condition: the applicant shall not build a fence greater than 4' in height within the required front yard setback on Loveland Court.

#### AND

2B. Move that the City Council approve the Rice Farms Phase V and Pheasant Hollow Subdivision Plat Amendments as set forth herein, subject to all Farmington City ordinances and development standards and the following condition: the applicant shall not build a fence greater than 4' in height within the required front yard setback on 700 South.

### Findings for Approval:

- 1. By combining lots, the plat amendments are either reducing density or not creating additional density in these neighborhoods.
- 2. Although these plat amendments will create double frontage lots, the impact of those double frontages will be minimal.

3. The plat amendments are allowing both applicants the full use of their property in a manner that has little to no impact on the surrounding neighborhood.

#### BACKGROUND

A. FARMINGTON MEADOWS PHASE I AND II SUBDIVISION - The applicant (Brian Lifferth) wishes to combine a portion of Lot 221 in Phase II with Lot 112 of Phase I of the Farmington Meadows Subdivision. At some point, the applicant made a deed transaction to carve out a portion of Lot 221, identified by Parcel ID Number 084610228 and did a boundary adjustment combining the two properties under one tax identification number. However, the property line remains, because the properties were never officially combined. The applicant would like to expand their detached garage onto the northern property, but building code forbids structures from crossing property lines.

Because these two properties are in different subdivision plats, the removal of the property line will change the subdivision boundary for both phases (making Phase I larger and Phase II smaller), the applicant must amend the plat to remove the property line. Plat amendments require staff to send a 10-day protestation letter to every property owner within the subdivision, and if the City receives a letter of protest, then the amendment must be a public hearing. There is an issue with this plat amendment creating a double frontage lot, which according to Section 12-7-020 "shall not be approved except where necessitated by topographic or other unusual conditions." One could argue that this double frontage lot already exists, and will continue to exist whether this plat amendment is approved or not, and that this plat amendment is only removing the property line. On the other hand, this section of the subdivision ordinance is specific and this lot does not meet a literal interpretation of the code.

**B.** PHEASANT HOLLOW AND RICE FARMS PHASE V - The applicant (Taylor Dean) would like to combine two lots from two separate subdivisions, Lot 506 of Rice Farms Phase 5 and Lot 4 of Pheasant Hollow. The applicant is hoping to build a sport court on Lot 4, but cannot do that because the ordinance requires that a sport court be an accessory use, and if it were on its own lot, it would be a primary use. The applicant currently resides in Rice Farms Phase 5, so the plat amendment would be removing Lot 4 from Pheasant Hollow and adding it to the lot with his existing home, in Rice Farms; this requires a plat amendment because it is changing the boundary of both subdivisions. Similar to the above application, the applicant has an issue with this plat amendment creating a double frontage lot.

#### Supplemental Information

- 1. Map Proposed Plat Amendment to Farmington Meadows Subdivision Ph.I & II
- 2. Letter from Applicant Brian Lifferth
- 3. Map Proposed Plat Amendment to Pheasant Hollow and Rice Farms Ph.5
- 4. Letter from Applicant Taylor Dean

Respectfully Submitted

Eric Anderson

City Planner

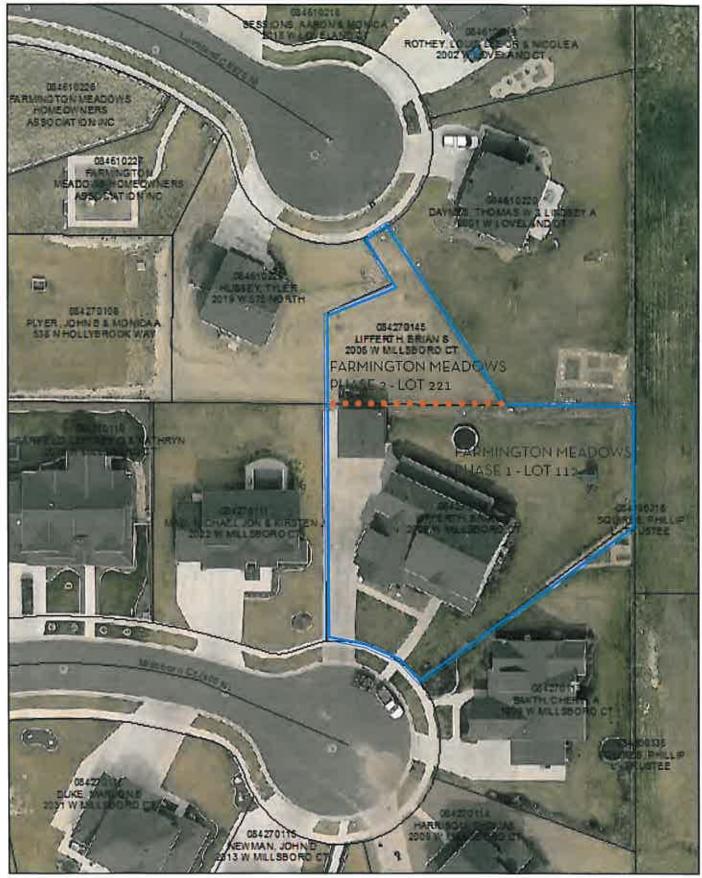
Concur
Towe sulle\_\_\_\_

Dave Millheim

City Manager

# Farmington City





Dear Mayor and City Council,

I'm am requesting a plat map amendment for the Farmington Meadows Phase 1 and Phase 2 subdivision. The change only includes the combining of two separate parcels into one parcel.

Several years ago, we purchased a section of an adjacent lot and recorded the changes via a boundary line adjustment. Both parcels are owned by Brian and Cindy Lifferth. The intent is to extend an existing detached garage across the common parcel boundary. This extension can't be completed unless the two parcels are combined.

The land serial numbers are 08-427-0112 (for my personal residence) and 08-461-0229 (for the parcel purchased from the adjacent property owner). For property tax purposes the two parcels have been combined under 08-427-0112.

Enclosed is the Record of Survey. Parcel A is the section I purchased several years ago and would like combined with Lot 112 into once parcel. You'll also notice the detached garage on the west side of the property, this is the garage we would like to extend to the north across the existing property line.

Please consider this petition to combine the two existing parcels into one parcel.

Sincerely,

Brian Lifferth 2006 Millsboro Ct Farmington, UT 84025

801.671.2933

2006 Millsboro Ct Farmington, UT 84025

801.694.8775



# Farmington City





# Dear Mayor and Council Members,

I, Taylor Dean, a resident of Farmington City, would like to combine my two lots into one. These two properties are in two different subdivisions. I would like to add the Pheasant Hollow property of 46 East 700 South to my primary residence 37 East 750 South Rice Farms Estates. The table below is the legal description and property address along with the property layouts. Thank you for taking the time to look this over and consider my request.

Regards,

Taylor Dean

Item	Serial Number	Property Address	Legal Description
1	072790523	37 E 750 SOUTH FARMINGTON 84025	ALL OF LOT 506, RICE FARMS ESTATES PHASE 5 PUD. CONT. 0.21200 ACRES
2	073200004	46 E 700 SOUTH FARMINGTON 84025	ALL OF LOT 4, PHEASANT HOLLOW. CONT. 0.21300 ACRES









For Council Meeting: June 05, 2018

PUBLIC HEARING: Allow public input regarding (A) The issuance and sale of not more than \$1,300,000 aggregate principal amount of excise tax revenue bonds, Series 2018; and (B) Any potential economic impact that the project described herein to be financed with the proceeds of the Series 2018 Bonds issued under the act may have on the private sector and related matters.

# ACTION TO BE CONSIDERED:

- Hold the public hearing.
- 2. Approve the bonds for the construction of the 650 W park to be paid from the money the City will receive from the US89 RDA.

# GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson, Assistant City Manager.



# FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM CITY MANAGER

City Council Staff Report

To:

Mayor and City Council

From:

Keith Johnson, Assistant City Manager

Date:

May 29, 2018

Subject:

HOLD PUBLIC HEARING ON THE FOLLOWING BONDS FOR THE

650 WEST PARK TO BE PAID WITH THE US 89 RDA PROCEEDS.

#### RECOMMENDATIONS

Hold public hearing.

# BACKGROUND

As we have discussed, this bond is for money to be used on the construction of the 650 W. park. The Bond will be paid from monies that the City will continue to receive from the US 89 RDA area for recreational purposes. The utility franchise and excise tax is being used for collateral for this bond, that is why it is called "Excise Tax Revenue Bonds". But there are no changes to the excise taxes. The excise taxes are being pledged to secure the bonds, as the RDA funds could not be pledged for collateral. Again the payments will be made from the property taxes received from the US 89 RDA area over the next 7 years.

Enclosed is also the anticipated amount of the bonds and the payment schedule with the interest rates.

Respectfully Submitted,

Keith Johnson,

Assistant City Manager

Review and Concur,

Tave pulla

Dave Millheim, City Manager

# Farmington City, Utah

\$1,139,000 Excise Tax Revenue Bonds Series 2018 (Final Numbers)

### Debt Service Schedule

Date	<u>Principal</u>	Coupon	Interest	Total P+I	Fiscal Total
06/13/2018	•	-	•	-	
12/01/2018	-		14,694.17	14,694.17	
06/01/2019	154,000.00	1.250%	15,743.75	169,743 75	184,437.92
12/01/2019		-	14,781.25	14,781.25	
06/01/2020	155,000.00	1.750%	14,781.25	169,781.25	184,562.50
12/01/2020	*	-	13,425.00	13,425.00	
06/01/2021	157,000 00	2 000%	13,425.00	170,425.00	183,850.00
12/01/2021		•	11,855.00	11,855.00	-
06/01/2022	161,000.00	2.500%	11,855.00	172,855.00	184,710.00
12/01/2022			9,842.50	9,842.50	
06/01/2023	165,000.00	3.250%	9,842.50	174,842.50	184,685.00
12/01/2023	•	-	7,161.25	7,161.25	-
06/01/2024	170,000.00	4.000%	7,161 25	177,161.25	184,322.50
12/01/2024	-		3,761.25	3,761.25	
06/01/2025	177,000.00	4.250%	3,761 25	180,761.25	184,522.50
Total	\$1,139,000.00	-	\$152,090.42	\$1,291,090.42	
Yield Statistics					
Bond Year Dollars					\$4,625.03
Average Life					4.061 Years
Average Coupon					3.2884178%
Net Interest Cost (NIC	)				3.2884178%
True Interest Cost (TIC	()				3.2630700%
Bond Yield for Arbitrag	ze Purposes				3.2630700%
Dona ricia foi Arbitraj	90 . d. p. 000				3.2030700%

IRS Form 8038 Net Interest Cost

Weighted Average Maturity



3.2884178%

4.061 Years

# Farmington City, Utah

\$1,139,000 Excise Tax Revenue Bonds Series 2018 (Final Numbers)

# **Pricing Summary**

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
06/01/2019	Serial Coupon	1 250%	1 250%	154,000.00	100.000%	154,000 00
06/01/2020	Serial Coupon	1.750%	1.750%	155,000.00	100.000%	155,000.00
06/01/2021	Serial Coupon	2.000%	2.000%	157,000.00	100.000%	157,000.00
06/01/2022	Serial Coupon	2 500%	2.500%	161,000.00	100.000%	161,000.00
06/01/2023	Serial Coupon	3.250%	3 250%	165,000.00	100.000%	165,000.00
06/01/2024	Serial Coupon	4.000%	4 000%	170,000.00	100.000%	170,000.00
06/01/2025	Serial Coupon	4 250%	4 250%	177,000 00	100.000%	177,000.00
Total				\$1,139,000.00	-	\$1,139,000,00
Gross Production						\$1,139,000.00
Par Amount of Bo Gross Production						\$1,139,000.00
Bid (100.000%)						1,139,000.00
Total Purchase Pr	rice					\$1,139,000.00
Bond Year Dollar	s					\$4,625.03
Average Life						4.061 Years
Average Coupon						3.2884178%
	11.1101					
Net Interest Cost True Interest Cos						3.2884178%

# Farmington City, Utah

\$1,139,000 Excise Tax Revenue Bonds

Series 2018

(Final Numbers)

# Sources & Uses

Dated 06/13/2018 | Delivered 06/13/2018

Sources	Of Fur	nds
---------	--------	-----

Sources Of Funds	
Par Amount of Bonds	\$1,139,000.00
Total Sources	 \$1,139,000.00
Uses Of Funds	
Deposit to Project Construction Fund	1,115,000.00
Costs of Issuance	23,000.00
Purchaser's Counsel Fee	1,000.00
Total Uses	\$1 139 000 00



For Council Meeting: June 05, 2018

SUBJECT: Rock Mill Estates Subdivision Street Light Proposal

# **ACTION TO BE CONSIDERED:**

Discussion item.

# **GENERAL INFORMATION:**

See enclosed staff report prepared by David E. Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON DOUG ANDERSON BRIGHAM MELLOR CORY RITZ REBECCA WAYMENT

DAVE MILLHEIM

City Council Staff Report

To:

Honorable Mayor and City Council

From:

David E. Petersen, Community Development Director

Date:

June 5, 2018

SUBJECT:

ROCK MILL ESTATES SUBDIVISION STREET LIGHT PROPOSAL

#### RECOMMENDATION

This is a discussion item, and a potential action item. City staff is looking for direction regarding the attached Symphony yard lamp proposal for the Rock Mill Estates subdivision.

#### BACKGROUND

Presently, developers provide and pay for the installation of street lights, and the City pays the utility bill and maintains the light thereafter. The Development Review Committee considered the Symphony request and expressed concern in the event future homeowners no longer want the proposed set up and petition the City to install standard street lights to replace the lanterns, but the cost in doing so may be borne by the City and not the property owner, and there may be issues as to where such street lights will be placed after the fact because some residents do not like street lights if front of their homes if they can help it.

The Planning Commission liked the proposal, and found some common ground in that the City could cause the developer to install a standard street light at the intersection, but also allow for the lanterns. They also discussed night-time sky issues and light pollution.

Respectively Submitted

David Petersen

Community Development Director

Review and Concur

Dave Millheim City Manager

# Jared Schmidt <jschmidt@symphonyhomes.com>

Apr 12

to me, Russell

Dave,

Please put me on the City Council agenda for May 1<sup>st</sup>. As discussed over the phone I hope to get approval to replace the standard street lights we have planned to go in our subdivision with individual yard lamps about 4' to the side of our driveways and 10' behind TBC (just outside of the PUE) in front of every home. The light fixtures will be mounted on top of a 4' high pillar and accompanied by a 18" high garden planter. All will be constructed of granite stone modeled after the historic areas of Farmington. We also plan on including an address plaque for each home on this pillar. The lights will be connected to the owners power on each lot but maintained by the HOA. Each will be activated through a photocell so as to turn on every night at dusk and turn off every morning at dawn. I know Farmington has not done anything like this in recent years but we have done it in areas of Kaysville and had great success.

Let me know if I can be put on the agenda and what you would like to see in my presentation. Thank you

#### Jared W Schmidt

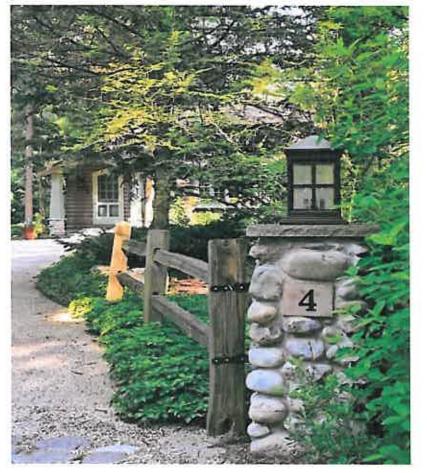
**Development** C 801.915.3222 | O 801

C 801.915.3222 | O 801.298.8555 | F 801.298.5768 526 NORTH 400 WEST | NORTH SALT LAKE, UT 84054 jschmidt@symphonyhomes.com

SYMPHONY HOMES | symphonyhomes.com

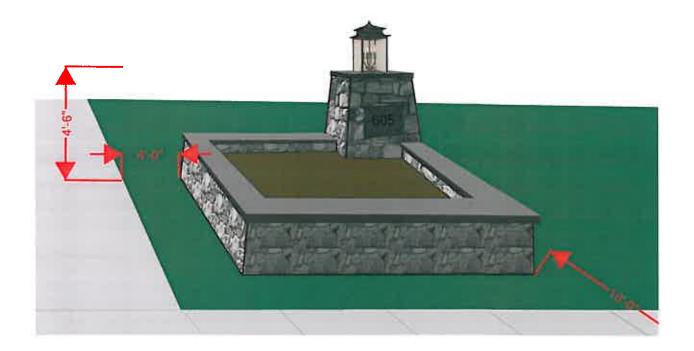




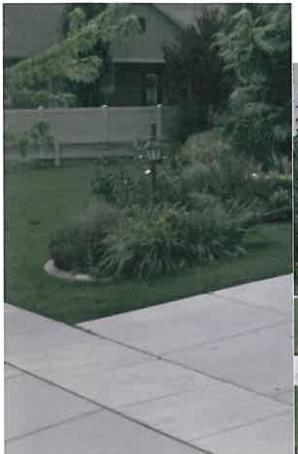


Similar Style Yard Lamps





Concept drawings







Mt. Vista Subdivision in Kaysville
Vista View Drive & Shadow Breeze Rd



Similar style rock work found in Farmington.



## CITY COUNCIL AGENDA

For Council Meeting: June 05, 2018

S U B J E C T: Rock Mill Estates Subdivision Memo of Understanding and Development Agreement

## **ACTION TO BE CONSIDERED:**

Move that the City Council approve the enclosed memorandum of understanding and amendment to the development agreement for the Rock Mill Estates Subdivision.

## **GENERAL INFORMATION:**

See enclosed staff report prepared by David E. Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



## FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON DOUG ANDERSON BRIGHAM MELLOR CORY RITZ REBECCA WAYMENT CITY COUNCIL

DAVE MILLHEIM

## City Council Staff Report

To:

Honorable Mayor and City Council

From:

David E. Petersen, Community Development Director

Date:

June 5, 2018

SUBJECT:

ROCK MILL ESTATES SUBDIVISION MEMORANDUM OF

UNDERSTANDING AND DEVELOPMENT AGREEMENT

#### RECOMMENDATION

Move that the City Council approve the enclosed memorandum of understanding and amendment to the development agreement for the Rock Mill Estates Subdivision.

#### **BACKGROUND**

The Planning Commission approved the final plat for the Rock Mill Estates Subdivision at 600 North and Main Street. Long before this, the City Council entered into a property exchange and development agreement on September 13, 2010, which agreement, along with the City's ordinances and development standards, also governs the development of the property. Circumstances have changed over the last 8 years, for instance, it is now recommended, after consulting with and receiving input from Symphony Homes and the adjacent property owners Tom Owens and Scott Harper served by Rock Mill Lane, that the City (and the developer) no longer improve this street to the extent called for in the agreement; therefore, it is proposed that the City and Symphony amend this and a few other areas of the agreement as well (see attached). Furthermore, it is also recommended that the City terminate the agreement soon, but not until the parties address and complete all items set forth in the enclosed memorandum of understanding.

In another but possibly related item, the City continues to work with Tom Owens, to find ways to preserve the Rock Mill, and property, as a public asset and amenity for the community.

Respectively Submitted

David Petersen

Community Development Director

Review and Concur

Dave Millheim City Manager

## MEMORANDUM OF UNDERSTANDING

## Between

Farmington City ("City) and Symphony Homes ("Developer")

The City and Developer declare the following concerning property (the "Property"), as identified in Exhibit 1, owned by Developer for the development of a 20 lot residential subdivision, Rock Mill Estates, located at approximately 600 North and Main Street in Farmington.

- The City entered into a property exchange and development agreement on September 13, 2010, between Northpark Development, LLC, and Haugen Rockmill Properties, LLC, which, along with the "City Laws" identified therein, governs the development of the Property (the "Agreement"); and
- Developer is an assigned to the Agreement; and
- City and Developer agree to amend the Agreement (the "Amended Agreement") as attached hereto as Exhibit 1; and
- City will terminate the Agreement, pursuant to the process provided in Paragraph 23 thereto, upon completion of the following specific requirements set forth in Paragraphs 2.b. Alteration and Narrowing of Rock Mill Lane, 2.c. Alteration and Narrowing of 600 North, 6.b. Entrance Feature and Landscaping, 6.c. Public Trail Access, 6.d. Specific Architectural and Design Standards, 6.e. Formation of Homeowners Association and CC&Rs, 6.g. Rock Mill Lane Improvements, and 8. Payment of Fees, as set forth in the Agreement and/or modified by the Amended Agreement.
- Notwithstanding the forgoing, Developer shall comply with all City Laws and development standards regarding the development of the Property.

Robert Miller, Manager	Date	H. James Talbot, Mayor	Date
Symphony Homes		Farmington City	

#### WHEN RECORDED RETURN TO:

Farmington City 160 South Main Street Farmington, Utah 84025

# AMENDMENT TO THE PROPERTY EXCHANGE AND DEVELOPMENT AGREEMENT FOR ROCK MILL ESTATES SUBDIVISION

THIS AMENDMENT TO THE PROPERTY EXCHANGE AND DEVELOPMENT AGREEMENT FOR ROCK MILL ESTATE SUBDIVISION is made and entered into as of the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2018, by and between FARMINGTON CITY, a Utah municipal corporation (the "City"), and ROCK MILL ESTATES LLC, a Utah limited liability company (the "Developer").

WHEREAS, the parties previously entered into a Property Exchange and Development Agreement dated September 13, 2010 (the "Agreement").

WHEREAS, Rock Mill Estates LLC is the successor "Developer" to the Agreement.

WHEREAS, on November 2, 2017, the Developer received final plat approval from the City for Rock Mill Estates, a twenty (20) lot single-family residential subdivision as shown on Exhibit A of this amendment (the "Final Plat").

WHEREAS, the parties desire to amend the Agreement to provide for revisions and change orders that have been discovered, reviewed, and approved by the Developer and the City as part of the design, engineering, and entitlement process for the subdivision.

NOW, THEREFORE, in consideration of the obligations expressed herein which the parties acknowledge are adequate, the parties agree as follows:

- 1. The above recitals are hereby incorporated into this Agreement.
- 2. The parties agree that Section 6(b) of the Agreement be amended to modify the required entrance feature and landscaping to only include what is depicted and described on Exhibit B of this amendment (the "Landscape Plan"), as authorized with the final plat approval by the City.
- 3. The parties agree that Section 6(c) of the Agreement be amended to provide that the agreed upon fifteen (15) foot wide public trail access be relocated to the north side of Lot 10 as shown on the Final Plat.
- 4. The parties agree to amend the architectural and design standards of the subdivision as stated in Section 6(d) of the Agreement to be the following, but consistent with City Laws:
  - a) <u>Dwelling Size</u>. All dwellings shall have a minimum of an attached three-car garage. All rambler style dwellings shall have no less than 2,000 square feet on the main level, exclusive of open porches and garages. All two-story dwellings shall have a minimum of 2,400 square feet above ground, exclusive of open porches and garages.

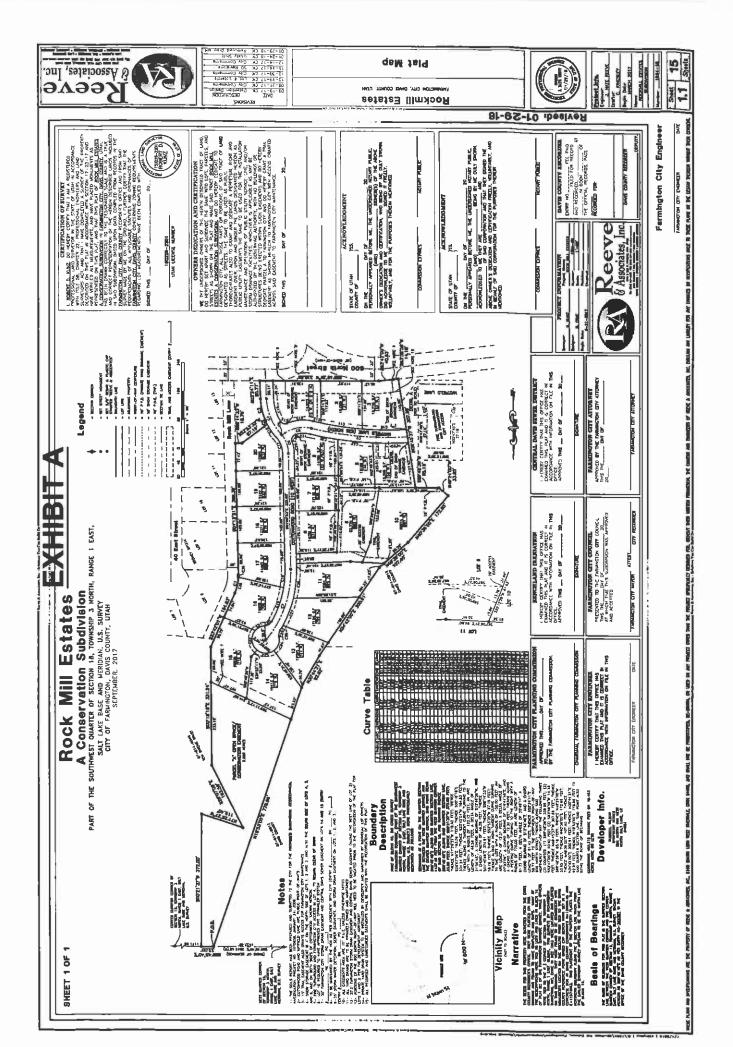
- b) Construction Materials. The exterior front of any structure erected on a lot shall have at least 30 percent of its area covered with brick or stone. All exteriors shall be predominantly composed of fiber cement board. Stucco materials may be allowed with certain home elevations. No vinyl siding materials allowed. Carriage style garage doors will also be required. All buildings shall have a roof pitch of at least 6 x 12 pitch for rambler/ranch or two-story style dwellings. An architectural control committee will be established for the subdivision and may grant a waiver of the exterior front coverage and roof pitch requirements for certain approved dwelling styles (i.e. full fiber cement board homes, and prairie/mid-century modern designs). All shingles shall be architectural grade, bar tile, cedar or shake.
- 5. The parties agree to amend Section 6(g) Rock Mill Lane Improvements of the Agreement in its entirety as follows:
  - a) To control drainage, developer shall install concrete curb and gutter, including asphalt where necessary, on the west edge of Rock Mill Lane, including a storm drain inlet box, as determined by the City adjacent to what was the Hansen property, and the City agrees to provide an asphalt curb along the west edge of Rock Mill Lane at locations mutually acceptable to the Developer and the City.
  - b) In the event that owners of property abutting Rock Mill Lane desire to install a fence in the required rear yard of their respective building lots, the Developer shall limit fence options at these locations to wrought iron, which may be possibly inner dispersed by masonry pillars, in the CCRs for the project.
- 6. The parties agree to amend Section 6(k) of the Agreement to exclude the requirement for revegetation plans to be provided by the Developer.
- 7. Except as expressly set forth above, the Agreement shall remain unchanged and in full force and effect, and the Parties hereby ratify and confirm their obligations thereunder.

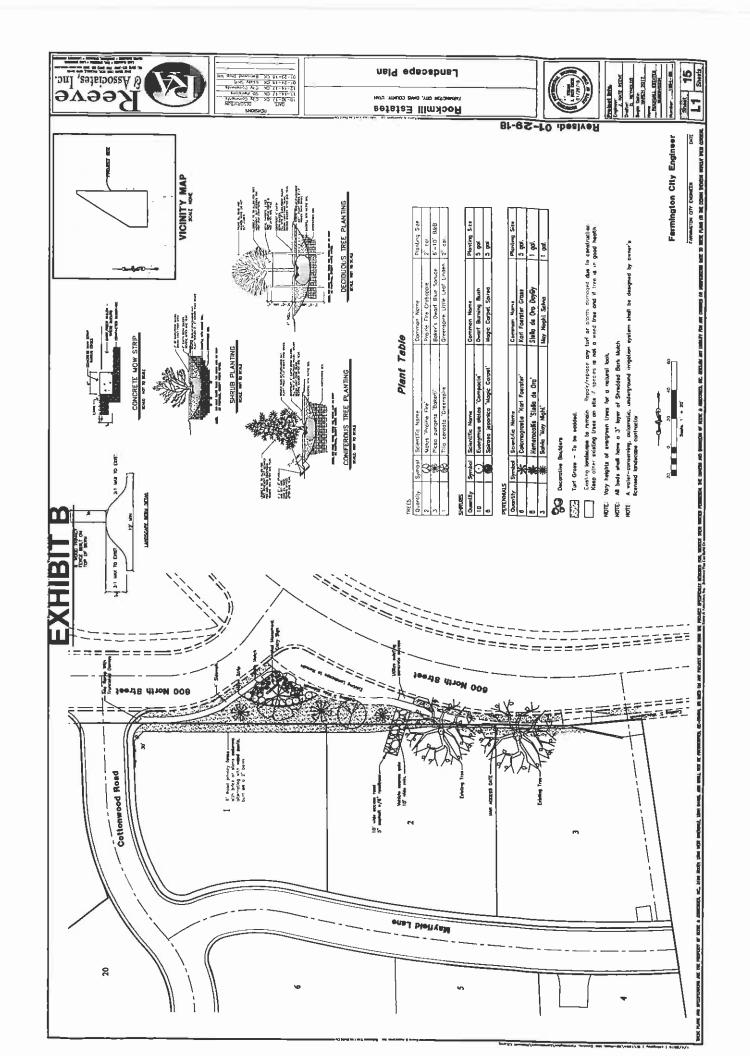
IN WITNESS WHEREOF, this Amendment is entered into on the date first set forth above.

	"CITY" FARMINGTON CITY
Attest:	By
Holly Gadd, City Recorder	"DEVELOPER" ROCK MILL ESTATES LLC
	ByRobert Miller, Manager

## CITY ACKNOWLEDGEMENT:

STATE OF UTAH	)	
COUNTY OF DAVIS	:ss. )	
who being duly sworn, did s State of Utah, and that the fo	of, 2018, personally appeare y that he is the Mayor of Farmington City, a mu- regoing instrument was signed in behalf of the C Talbot acknowledged to me that the City execut	nicipal corporation of the ity by authority of its
	Notary Public	
	DEVELOPER ACKNOWLEDGEMENT	
STATE OF UTAH	) :ss.	
COUNTY OF DAVIS	).	
manager of Rock Mill Estat	of, 2018, personally appeares LLC, a Utah limited liability company, known in in behalf of said company and acknowledged stated.	to me to be the person who
	Notary Public	





## CITY COUNCIL AGENDA

For Council Meeting: June 05, 2018

## S U B J E C T: Minute Motion Approving Summary Action List

- 1. Approval of Minutes from May 15, 2018
- 2. General Plan Amendment Enabling Ordinance Woodside Homes

#### FARMINGTON CITY COUNCIL MEETING

May 15, 2018

## **WORK SESSION**

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell, Water Superintendent Larry Famuliner, Chief Wayne Hansen, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Cory Ritz, Rebecca Wayment

Jim Talbot called the meeting to order at 6:10 p.m.

## Station Park West Traffic Engineering Issues Assessment

Timothy Taylor of WCEC Engineers presented his report related to Station Park West. His report addressed the need and timing for construction of a raised median on Park Lane from 1100 West to Station Parkway, the feasibility of a traffic signal at the intersection of Park Lane /Cabelas Drive/University Avenue, proposed access spacing locations/configurations associated with the extension of 1100 West, north of Park Lane, and the operational capacity of the Station Parkway/Cabelas Drive/Grand Avenue traffic signal. Some of these items are part of the City's Master Transportation plan. The recommendation was to move forward with a raised median on Park Lane which would restrict all turning movements on the section of Park Lane to right-in/right-out only. Chad Boshell said this could be done with restriping of 1100 West at the traffic circle to minimize the learning curve of a new traffic pattern. Dave Millheim noted that related costs of building the median were impact fee eligible.

Tim Taylor noted that the traffic signal at Park Lane /Cabelas Drive/University Avenue would be unable to accommodate future traffic volumes. He also noted that the signal at Station Parkway/Cabelas Drive/Grand Avenue traffic signal can accommodate current and future traffic patterns.

There was some discussion about the extension of 1100 West. The Evans are working on a site plan for the project that will impact road alignments.

Dave Millheim said that staff would begin working on the RFP for the design and construction of the raised median.

### **REGULAR SESSION**

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson, Cory Ritz (via phone); City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell, Water Superintendent Larry Famuliner, Chief Wayne Hansen, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Rebecca Wayment

## CALL TO ORDER:

Mayor Jim Talbot called the meeting to order at 7:01 p.m.

## Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by Mayor Jim Talbot and the Pledge of Allegiance was led by Boy Scout Carson Stewart.

Emma Marston, represented the Youth City Council. She is a currently a sophomore at Viewmont High School, but will be attending Farmington High for the 2018-2019 school year.

#### PUBLIC HEARINGS:

## Miscellaneous Zoning Ordinance Amendments

Jim Talbot introduced the rules of the Public Hearing and requested those present to limit their comments to three minutes, and be mindful not to repeat information previously presented but rather add new information with their comments.

Eric Anderson presented the staff report and said that most of the changes proposed were routine in nature. The first change helps to clarify the site development review process, with the city planner reviewing applications that are routine and administrative and the Planning Commission reviewing conditional uses. The second change notes that accessory dwelling units shall be subordinate in height and area to the main building. The third change updates a secondary dwelling unit from a conditional to a permitted use in a multifamily zone. The fourth change makes pedestrian walkways in mixed-use zones discretionary. The fifth change would allow temporary use of land and structures to become an administrative approval through the City Manager rather than the City Council. The last change amends regulations around secondary dwelling units and removes the limitation of utility metering.

Mayor Jim Talbot opened the public hearing at 7:13 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

#### Motion:

**Brigham Mellor** moved that the City Council approve the enclosed amendments to the zoning ordinance as set forth in the May 15, 2018 staff report and the enclosed enabling ordinance related thereto and findings a-f.

**Doug Anderson** seconded the motion which was approved unanimously.

## Findings:

- a. The ordinance is currently ambiguous and inconsistent as to who reviews and approves different permitted and conditional uses, and site plans; this zone text amendment clarifies the ordinance.
- b. Because many accessory uses in the agriculture zones require buildings such as barns or sheds that exceed the height and/or area of the main building, accessory dwelling units are currently not required to be subordinate to the primary residence. This amendment ensures that all (buildings containing) accessory dwelling units are indeed an accessory use, and are subordinate in height and area to the main building.
- c. Amending the ordinance making secondary dwelling units a permitted use in the multifamily residential zones is making the ordinance more consistent with itself, as twofamily dwellings are already listed as permitted in these zones. The definition of secondary dwelling units precludes the use of secondary dwelling units to add an additional unit of density to a multi-family structure or two-family dwelling, and requires that the single-family residence with the secondary dwelling unit be owner-occupied.
- d. Requiring all pedestrian walkways in the mixed-use zones to be discretionary and have findings related thereto, makes their use in this manner an exception rather than allowed through administrative review; it gives the City more power to approve/deny such applications based on their merit on a case-by- case basis.
- e. Requiring temporary uses that are simple and benign in nature, such as non-profit fundraisers, yard sales, and community events to obtain written approval by the City Council is onerous and time-consuming; the decision should be administrative and delegated to staff, in this case the City Manager.
- f. Amending secondary dwelling units to be permitted and conditional uses, determined by the zone makes the ordinance more consistent and non-contradictory.

## Station Towns Rezone and Schematic Plan -56 South 1100 West

Eric Anderson provided some history on the application stated that the Planning Commission has reviewed this item in two separate public hearings. The first was an application for a rezone with a concept plan which was recommended for approval. The second, was a subdivision schematic plan. Staff determined it was best to present both to the City Council for action, rather than separately. The current zoning is AE, which allows for single family residential homes on one-acre minimum lots under a conventional subdivision. Under current zoning, only one home could be built on the property. He noted that the property was originally purchased by Henry Walker Homes for the developer to run a trunk-line for sewer.

The applicant would like to mirror the Avenues at the Station project with 7 units. Eric Anderson noted that approval of the schematic would be dependent on the rezone. He said that with the constraints of the gas lines, easements and right of way issues, one home would not be the best use of the property and it is too constrained for commercial development. He noted that the property was originally purchased by Henry Walker Homes for the developer to run a trunkline for sewer.

Eric Anderson noted if the Council denied the rezone, finding 3 should be removed as it relates to the schematic plan.

Brock Loomis, 2175 East Wild Pine Drive, Uintah, spoke on behalf of Jack Fisher Companies. He noted that they retained ownership of the piece and have looked at several options for its use, but determined with easements in place that the townhomes would be a good fit. The project would be a continuation of the look and feel of the Avenues at Station Park. He stated that there was a 300 foot distance from Farmington Greens. Brigham Mellor asked what the square footage of the units would be. Brock Loomis did not know the exact measurements, but stated that they would be three story town homes which would be owner occupied.

Mayor Jim Talbot opened the public hearing at 7:25 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

Brett Anderson stated that he was on the Planning Commission when the original townhomes were developed. He said there was a lot of consternation about high density housing, and was concerned over how three-story townhomes would look in the area. He recalled that this remaining parcel was not expected to be built on and it was anticipated that would remain open space. He stated that he hates to see it get "sucked into development" several years after the original approval.

Eric Anderson clarified that the subject property was not part of the Avenues at the Station project and was not counted toward the open space requirements. Jim Talbot asked if the property was to be used for storm drainage. Eric Anderson said that it was never intended to be storm water storage and noted that the retention basin for the Avenues at the Station is on the north end of the development, until litigation can be settled which seeks to use property across the DR&G trail for retention.

Brigham Mellor said that what is currently there is great and makes sense with the dense housing closest to the train station and then townhomes transitioning to two-story townhomes to the single-family units in the Greens. He would like to see what is there from east to west applied north to south along 1100 West (with two-story townhomes, or small single family homes). He indicated that he would not be in favor of the rezone without seeing a schematic that shows something similar. Brigham Mellor also expressed concern about rezoning without knowing what will happen with the Legacy Events Center.

**Brett Anderson** expressed that the decision boils down to what fits and his reaction to the proposal is that it is too much. He expressed that it would be beneficial to have clarity about the drainage in the area before a rezone is considered.

**Doug Anderson** stated that he was getting calloused and does not feel that it is the Council's responsibility to bail out a bad purchase or a bad inheritance. He stated that townhomes do not match the surrounding area. He said that the plan does not look or feel right, and that just because it is an awkward piece of land does not mean the Council needs to approve the plan as it is.

Cory Ritz said he agreed with what the other Councilmembers have shared and noted that it was anticipated that this piece would have a less intense use than the surrounding development. He was concerned about setting a precedent with remnant pieces of property being rezoned to allow more density. He noted that he emailed his thoughts earlier and would be fine with having those entered into the record. He said he would be opposed to changing the zoning.

#### Motion:

**Doug Anderson** moved that the City Council deny the zoning map amendment of 1.1 acres of property, as defined by parcel identification number 080740073 located at approximately 56 South and 1100 West, from an AE (Agriculture Estates) zone to a RMU (Residential Mixed Use) zone and findings 1-4.

Brigham Mellor seconded the motion which was approved unanimously.

## Findings for Denial:

- 1. The property was originally purchased by Henry Walker Homes as part of their Avenues at the Station project in order for the developer to run a sewer trunk-line directly into 1100 West without crossing the high-pressure gas-lines. The intent was never to continue the Avenues at the Station project to the south.
- 2. Denying the rezone does not constitute inverse condemnation, because the value of the property was so that the original developer of the Station Avenues project did not have to go to the expense of bridging high-pressure gas lines for sewer and water.
- 3. The proposed rezone is not consistent with the General Plan.
- 4. For other reasons as discussed by the City Council.

## **NEW BUSINESS:**

## General Plan Amendment- Portions of the DR Designation- 600 South 1525 West (Woodside Homes)

**Eric Anderson** reviewed the history related to the Hughes (Flat Rock) property and the Stoddard Property. Ivory Homes previously submitted an application requesting that the City amend its General Plan to allow for a higher density of development of the Flat Rock property. The

Planning Commission recommended denying the amendment, citing the forthcoming Record of Decision from UDOT regarding the alignment of the West Davis Corridor. As there is now a Record of Decision the property owners Jonathan Hughes and Lynn Stoddard and reapplying for the whole of these two parcels to be re-designated from DR to RRD on the General Plan. The Planning Commission proposed and recommended a fifth alternative motion, which included all DR properties to the north of the WDC alignment and east of the western boundary of the Hughes and Stoddard properties. The Planning Commission felt that since many of the conservation easements that are east and north of the WDC may go away as part of the UDOT condemnation process removing those properties that had either been developed or were under conservation easement was prudent. Eric Anderson indicated that the staff report details a number of alternative motions for the Council to consider.

Dave Millheim said that the highway will create a natural DR line, but the question is whether to base that on the record of decision or wait until the road is in place.

Garrett Seely, 367 East 280 South, Alpine, Utah, spoke on behalf of Woodside Homes. He noted that UDOT had already purchased 29 acres of property from Stoddard. They feel this is an indication that UDOT has set the line. The Hughes and Stoddard families now want to move forward and sell their properties. Garrett Seely indicated that UDOT has told them that the boundaries are set on the north end and they have sufficient wiggle room if shifting needs to happen to the south. He said that UDOT has purchased property for the overpass on 1525, the shoulder and the trail.

Brigham Mellor said that UDOT would have to be noticed if the property near the alignment has applied to be subdivided. He noted that the previous decision from the City was based on wanting to wait on the Record of Decision. He said that it would be unfair to further postpone a decision. He said that it is morally wrong to change the conservation easements into something that could be developed. He said that people have land affected by highway and they should be allowed to have development along with that if it fits. The property would still have to go through a planning process. Doug Anderson agreed with Brigham Mellor's thoughts.

Brett Anderson said that there is risk involved but the property owners should be able to make informed decisions. Cory Ritz indicated that the City should wait to establish a demarcation line once the highway is in place. Jim Talbot expressed concern that UDOT has not finalized plans which could impact potential development plans.

**Dave Millheim** said that it would frustrating to approve the plan and then have UDOT argue that they were not formally notified. The issue before the Council is amending the General Plan to establish the DR line in the area. He noted that he would notify UDOT in writing that this issue is under consideration.

Eric Anderson clarified that if the Council was considering Motion D., that an enabling ordinance would have to be considered at the next meeting related to the item as it was not contained in the staff report.

#### Motion:

**Brigham Mellor** moved that the City Council approve the General Plan amendment request which would change the designation on the General Land Use Plan map from DR to RRD related to the approximately 45 acres of property located at approximately 600 South 1525 West, as defined in application MP-2-18 and the attached vicinity maps; and findings for approval 1-6.

Doug Anderson seconded the motion. Councilmembers Brigham Mellor, Brett Anderson and Doug Anderson voted in favor of the motion; Councilmember Cory Ritz voted against the motion.

## Findings for Approval:

- 1. The Record of Decision for the alignment of the West Davis Corridor is a compelling enough reason to amend the General Plan for the subject property and remove the Development Restriction designation thereon.
- 2. Sanitary Sewer is available to the site without the necessity of establishing a sewer lift station or individual sewer ejecter pumps for each dwelling within what could be a proposed subdivision for the property.
- 3. The property is characterized by only some but not all factors set forth in the General Plan used to determine DR areas; that is, the property lacks quality tree stands, and berms, and there is no apparent storm drainage, culinary water, or transportation constraints.
- 4. Even though a large portion of the property is located in the FEMA flood plain, existing City practices dictate that owners may submit floodplain amendment applications as part of the development process.
- 5. The applicant may verify the non-existence of wetlands later as part of the development process,
- 6. City Staff will notify the Utah Department of Transportation about the General Plan Amendment as it relates to the development line.

## Summerfest Donation

Holly Gadd said that the City has received an application for a \$1,500 donation for Summerfest citing increased attendance. In speaking with Keith Johnson, Holly Gadd, said that Farmington has not donated in the past 8 years as the Council wanted to keep the money dedicated to the City's own arts programs.

#### Motion:

**Brigham Mellor** moved that the City Council deny the request for a \$1,500 donation to the Bountiful Davis Art Center for Summerfest.

Brett Anderson seconded the motion which was approved unanimously.

## Ordinance Adopting Water Supply Shortage and Drought Condition Measures

Larry Famuliner said that two years ago the City adopted a water shortage plan which has since expired. In anticipation of a water shortage, Staff is recommending that the City adopt a water shortage and drought condition measures ordinance. He noted that the first stage is advisory with an emphasis on educating consumers about conservation though the City newsletter, mailings, etc. The second stage would prohibit outdoor use of culinary water. The third stage is to limit culinary water for essential health and safety functions. The City Manager would recommend to the City Council when the City is to implement any water restrictions, but having the policy in place will save time if that process is needed.

Jim Talbot shared that Weber Basin is doing a water supply educational event and tour on June 6 from 7:30am to 4:00 pm.

#### Motion:

Brett Anderson moved that the City Council adopt the water supply shortage and drought condition measures ordinance.

Doug Anderson seconded the motion which was approved unanimously.

## **SUMMARY ACTION:**

- 1. Approval of Minutes from May 1, 2018
- Right of Way Vacation and Purchase Agreement with Brian Call for .502 Acres of City Property Located Between Parcels 08-032-0090 & 08-032-0155 as Shown on the Davis County Land Records
- 3. Swain Subdivision Development Agreement 1400 N and North Compton Road
- 4. Line of Duty Benefits for Public Safety

Brett Anderson moved, with a second from Doug Anderson, to approve summary action item 1 through 4 as contained in the staff reports.

The motion was approved unanimously.

## **GOVERNING BODY REPORTS:**

## City Manager Report

Dave Millheim directed the City Council to review the following items in the staff report.

- Weber Basin Watershed Tour June 6th 7:30 am to 4:00 pm
- Building Activity Report for April
- Executive Summary for Planning Commission held May 3, 2018

- 1. Homelessness Legislation Property Tax Increase
  - a. **Dave Millheim** said that this issue would be discussed later, but wanted to share with the Council about how other Cities are dealing with the tax increase being pushed down to the Cities by the State.
- 2. City Council Training June 5<sup>th</sup>
  - a. This training is required by the City's insurance carrier for risk management purposes. The training will take place at 5:30 on June 5<sup>th</sup>.
- 3. Lupine Park Question
  - a. Parks and Recreation staff currently maintains a small park that serves only a few homes. It is difficult to maintain and staff was proposing that the park be turned into a lot and sold. **Dave Millheim** wanted to discuss the issue with the Council about how to deal with the property. **Brigham Mellor** said that it would be a bad idea of the City to sell off the park and although it is tough to maintain, the issue needs more discussion. **Jim Talbot** said that these properties become a City problem with HOAs no longer want to maintain them. **Dave Millheim** said that he would work with **Neil Miller** to inventory the issue and bring forward to the City Council for a larger discussion.
- 4. TIGER Grant Follow-up
  - a. There is still not firm start date for the sidewalks near the high school, but it is a priority project for the team coordinating the schedule for the use of the Federal funds.

## Mayor Talbot & City Council Reports

## Councilmember Brett Anderson

Brett Anderson asked a clarifying question about the June agenda item related to an excise tax. Dave Millheim said that the bond parameters have been approved to finish the park. Dave Millheim said that he would check with Keith Johnson about why it was noticed as an excise tax.

Brett Anderson said that there are rumors circulating that the gym was over budget. Dave Millheim confirmed that the gym was under budget and on time. Jim Talbot said that the City has used its own crews to complete the work which has kept costs down.

## Councilmember Cory Ritz

No updates to report.

## Councilmember Doug Anderson

**Doug Anderson** said that he was approached by someone interested in redoing the skate park. **Doug Anderson** said that he would set up a time to discuss the skate park with **Dave Millheim** and **Neil Miller**.

## Councilmember Brigham Mellor

No updates to report.

## Mayor Jim Talbot

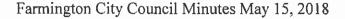
Jim Talbot reminded the Council of the ribbon cutting at the Regional Park on May 23<sup>rd</sup> at 4 p.m. which will open the grass and play area for use.

Jim Talbot wanted to draw attention to the decision through the budget process that the City is no longer going to have the Miss Farmington pageant. Jim Talbot said that there was a lack of community involvement in the event which has made it difficult to sustain.

## **ADJOURNMENT**

#### Motion:

At 9:03 p.m., Doug Anderson moved to adjourn the meeting.





## FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON DOUG ANDERSON BRIGHAM MELLOR CORY RITZ REBECCA WAYMENT CITY OUNCEL

DAVE MILLHEIM

## City Council Staff Report

To:

Honorable Mayor and City Council

From:

Eric Anderson, City Planner

Date:

June5, 2018

SUBJECT:

GENERAL PLAN AMENDMENT ENABLING ORDINANCE

Applicant: Application Initiated by Garrett Seely / Woodside Homes

#### RECOMMENDATION

Move that the City Council approve the enclosed enabling ordinance amending the General Land Use Plan of 50.58 acres of property from DR (Development Restricted) to an RRD (Rural Residential Density) designation, as described in Exhibits "A" and "B".

#### BACKGROUND

The City Council approved the enclosed General Plan amendment, re-designating the General Land Use Plan for a portion of the Stoddard and Hughes properties at the May 15, 2018 meeting. However, because staff proposed five alternative motions, there was not an enabling ordinance included with the staff report. The enclosed enabling ordinance and related attachments reflect the amendment that was ultimately approved by the City Council.

Respectfully Submitted

Eric Anderson

City Planner

Concur Vave Milla

Dave Millheim City Manager

## **FARMINGTON, UTAH**

#### **ORDINANCE NO. 2018 -**

AN ORDINANCE AMENDING THE GENERAL LAND USE PLAN FOR 50.58 ACRES OF PROPERTY FROM A DR TO AN RRD DESIGNATION (MP-2-18).

WHEREAS, the Planning Commission has held a public hearing in which the proposed amendments to the General Land Use Plan of the Farmington City General Plan were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

## NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

- Section 1. Amendment. The General Land Use Plan, which is as an exhibit to, and is part the Farmington City General Plan, is hereby amended for properties identified in Exhibit "A" from a DR (Development Restricted) to an RRD (Rural Residential Densities). The General Land Use Plan is hereby amended as set forth in Exhibit "B" attached hereto and by this reference made a part hereof.
- Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.
- **Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 5<sup>th</sup> day of June, 2018.

**FARMINGTON CITY** 

ATTEST:	H. James Talbot, Mayor	
Holly Gadd, City Recorder	-	

## EXHIBIT "A"

#### **HUGHES PROPERTIES**

Parcel 1: 08-081-0006 31 Acres

Beginning in the center of a 4 rod street at a point 120.78 feet West and 627 feet South from the Northeast corner of the Northwest Quarter of Section 26, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence Southerly along the center line of said street 514.5 feet; thence West 2512.0 feet parallel to the North line of Section 26 to the West line of said Section; thence North along the West line of said Section 556.98 feet to a point South 584.52 feet from the Northwest corner of said Section 26; thence East 1146.43 feet to a fence corner; thence Easterly 1372.79 feet to the point of beginning.

Parcel 2: 08-081-0096 .79 Acres

Beginning at a point South 89°49'35" West 145.20 feet along the Section line (Basis of Bearing) and South 0°30'47" West 588.59 feet from a Davis County brass cap monument at the North Quarter corner of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian, sald point also being on an East-West fence line and the West right-of-way line of 1525 West Street, and running thence South 0°30'47" West 38.04 feet along said West right-of-way line to the South line of Lot 5 of the Thomas Rodgers' Survey in the book of Private Surveys Page 96 and the South line of the Clark property; thence North 89°28'32" West 1322.70 feet along said South line to the Southwest corner of said Lot 5; thence North 0°26'06" East 21.53 feet along the West line of said Lot 5 to the South line of that certain Warranty Deed recorded as Entry No. 643255 in Book 946 at Page 777 of records; thence North 89°49'35" East 151.69 feet to the Southeast corner of said Warranty Deed; thence North 0°10'25" West 1.43 feet along the East line of said Warranty Deed to a fence line; thence North 89°52'36" East 1171.15 feet along said fence line to the point of beginning.

#### STODDARD PROPERTY

Parcel 3: 08-081-0098 18.79 Acres

## **Boundary Description**

A TRACT OF LAND IN FEE, BEING ALL THE REMAINDER OF AN ENTIRE TRACT OF PROPERTY, FOR THE PRESERVATION OF WEST DAVIS CORRIDOR, KNOW AS PROJECT NO. SP-9999(807) SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AT A POINT 120.78 FEET WEST AND 1141.50 FEET SOUTH (RECORD SOUTHERLY) ALONG THE CENTER LINE OF 1525 WEST STREET AND WEST 179.01 FEET PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 26 FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF 152S WEST STREET AND THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID WEST DAVIS CORRIDOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 00"41'16" WEST 425.45 FEET, (2) NORTH 89'43'20" WEST 957.81 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT WITH A RADIUS OF 2875.00 FEET, (3) WESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 1355.46 FEET. CHORD BEARS NORTH 76"12"57" WEST 1342.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 6.00 FEET, (4) NORTHWESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 6.30 FEET, CHORD BEARS NORTH 32"36"30" WEST 6.02 FEET, (5) NORTH 02"30"27" WEST 95.83 FEET: THENCE EAST 2274.60 FEET PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

EXHIBIT "B" \_\_\_\_ **GENERAL LAND USE PLAN FARMINGTON CITY** FRUIT HEIGHTS AMENDED 10/04/2011 KAYSVILLE Note: Accompanying text provides greater information for each area, which supercades this map. LDR 1/2 MILE RADIUS DR DR DESIGNATION TO BE AMENDED DR DESIGNATION TO REMAIN LAND USE AGRICULTURE PRESERVATION VERY LOW DENSITY DEVELOP RESTRICTIONS, VI. DENS. BJOR AGR OFEN SPACE COMMERCIAL RECREATION GENERAL COMMERCIAL COMMERCIAL MIXED USE OFFICE/BUSINESS PARK CLASS A BUSINESS PARK **WDC Alternate Rout** LIGHT MANUFACTURING CENTERVILLE - - All A1 01A LOW DENSITY RESIDENTIAL - All A1 01B MEDIUM DENSITY RESIDENTIAL - - AIL AZ D1A NEIGHBORHOOD MIXED USE - - Alt A2 01B RURAL RESIDENTIAL DENSITY - - All B1 01A MIXED USE - BUSINESS, MEDIDENG RES, LT COLMERCIAL = = Alt B1 01B Prefe TRANSPORTATION MIXED USE - - All B2 01A PPR PUBIPRIVIREC OPEN SPACE AND OR PARKS VERY LOW DEKS - - All B2 01B 1-15 AND USES AND LEGACY

## CITY COUNCIL AGENDA

For Council Meeting: June 05, 2018

## S U B J E C T: Possible Code Enforcement Action - 335 East 830 South

## **ACTION TO BE CONSIDERED:**

Discussion Only.

## **GENERAL INFORMATION:**

See enclosed staff report prepared by David E. Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



## FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT

DAVE MILLHEIM
CITY MANAGER

## City Council Staff Report

To:

Honorable Mayor and City Council

From:

David E. Petersen, Community Development Director

Date:

June 5, 2018

SUBJECT:

POSSIBLE CODE ENFORCEMENT ACTION-335 EAST 830 SOUTH

#### RECOMMENDATION

This is a discussion and a potential action item. City staff is looking for direction regarding possible code violations related to the dwelling located at 335 East 830 South in an R zone.

#### BACKGROUND

Farmington City issued a building permit for a single-family "residence" located at the above address in March of 1983. We have been told that the applicant owned the property until 2016, and it has changed ownership twice since then with the current title holder owning the property for about 12 months. Recently it came to the attention of the City that the first owner made changes to the building and site, by adding kitchens, expanding the width of the driveway(s), etc. The Community Development Department has no record of issuing any permits for these improvements, nor did the existing owner know that the previous owners did not receive approval to expand the initial single-family dwelling into a multi-family dwelling, which is not allowed in an R zone. Apparently the structure now consists of 5 un-authorized dwelling units.

The Department is ready to inspect the building, and if necessary, with your okay, enforce and/or abate any code violations, including, among other things, the possible eviction of households from the premisses.

Respectively Submitted

David Petersen

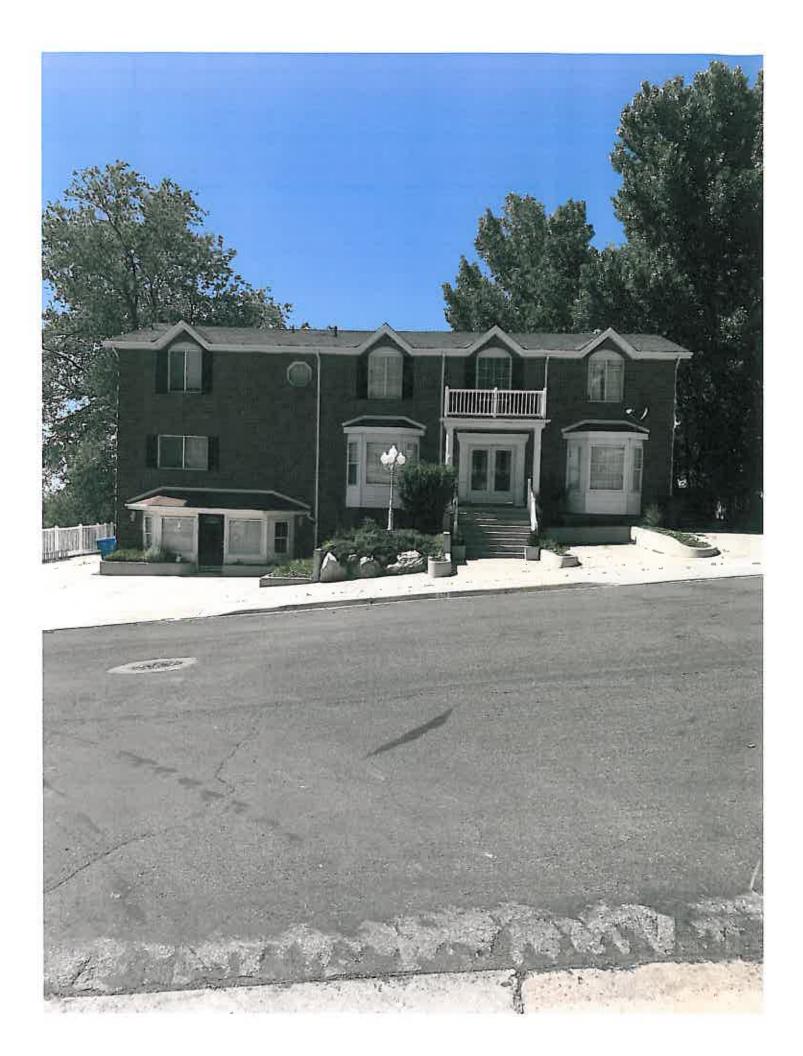
Community Development Director

Review and Concur

Dave Millheim City Manager









BECOMES PERMIT WHEN SIGNED	
# Date of Application Date Work Starts	Receipt No. Date (ssued Peral): Number
February 24, 1983	0 680 31 MAN 46 85- 2820 18
*Proposed Use of Structure	BUILDING FEE SCHEDULE
★8lig Address	Square Ft. of Building Valuation  Rough Basement Douglas Exp.
335 East 830 South	Hoodin Baremeck Building Fees
*Address Eartificate No Assessors Parcel No	Garden so 7 1 1 1 Electrical Feets
	Garage So. It. Pfumburg Feet.
*Lot # State Name & Number	Type of Bldg Groce Mechanical Feet
*Property Escation     #I will makes and sounds see	No of Bridge Bridge Sawer
Sec 30, Tax, QA	THE STRIPTER
*Total Property Area In Acres or Su Fi Total Bidg. Site Alea Used	Se of B A 16 Moving at Beard
€Owner of Ptageaty Priose	No di
*Owner or *repeate	DWallings   Memspeatrot
★Mailing Address. Unity	T Planne _ BrickViai
2126 South 230 East Salt Loke City	Billion Block Concrete Carrier Annual Concrete Carrier
XBasiness Name Address Besides aid No.	
★Amphirit of Engineer Phone	Fire Sprinkter _ Yet 11 No Total
David J. Divers	Board of Adjustment
Miseceral Contractor Phone	Health Supt
▼Business Address	For Bept.
Salatinas Addies	Water of Well Permit
welestrical Contractor	Traffic Engineer
Source Blockric 773-9571	Flood Control
#Ries and Address # State Lic. No. # City/Co. Lic. No.	Sever or Septic Tank
WP(umpling -Contractor	Sity knowneer (off ste)
Take Plushing Inc. 295-2818	Comments
*Business Address	Sec. 11-4-622 (b)
WMechanical Contractor Phone	
Harden Contractor	
#86 State Lic. No. * \$10/50 Lic No.	Land Ute Get
	Rjeutrikal Dept
*Previous Usage of Laust by Streetme (PBS) 3 vis.)	Millack C.G. b. S.
#Owell Units Now on Lot # Assessory Blogs. Now on Lot	Bond Required   Ves   No Amount
None None	This application does not become a paint, until signed below
Kitype of organization (Const. Bemode) Acction	Procedur On By
☐ Sign ☐ Build ☐ Bemodel ☐ Addition ☐ Repair ☐ Move ☐ Conventuse ☐ Demolst	
*No. of offsheer parking spaces	Signature of Sale
Covered Uniquered 2	Approval  This permit begoins self-and void if won, or construction authorized is ear sem-
SUB-CHECK Zone Zone Approved By	manced Within 180 days of 1 construction or won a suspended of abardened for a period of 180 days at any lime after work is commenced, intereby centry that I have
	read on two days at any hare biter work is commission. Thereby certify that in have read anti-examined this application and know the same to be tride and cotrect. All pro- visibles of taws and ordinances governing the type of work with the completed with
Disapproved Approved Substituting Substituti	Whether specified berein of not the granting of a point does not pre-size to give
Plot Plan	actionity to movine or cancer the provisions at any other state or focal tax requisiting construction on the performance of construction and that I make this statement
Minimum Setbacks in Feet	onder senatty of deduty.
Front Side Side Rest S	Marity Store 3/21/82
20' 14' 10' 57' 48	Signaryre of Contractor or Authorized Agent Daile
House or	***************************************
Indicate Street House & Garage	Signature of Owner III owner) Oaler  Census Tracts Traffic Zone Sociotraale (census No.
If Corner Lot Artisched	
\$3.3	337
Indicate STREET	New S.L.D. Code No. Did S.L.O. Code No.

## CITY COUNCIL AGENDA

For Council Meeting: June 05, 2018

S U B J E C T: Possible Notification Process Changes to Land Use Applications

## ACTION TO BE CONSIDERED:

Discussion Only.

## **GENERAL INFORMATION:**

See enclosed staff report prepared by David E. Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



## FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON DOUG ANDERSON BRIGHAM MELLOR CORY RITZ REBECCA WAYMENT CITY COUNCIL

DAVE MILLHEIM CITY MANAGER

## City Council Staff Report

To:

Honorable Mayor and City Council

From:

David E. Petersen, Community Development Director

Date:

June 5, 2018

SUBJECT:

POSSIBLE NOTIFICATION PROCESS CHANGES TO LAND USE

APPLICATIONS

#### RECOMMENDATION

This is a discussion and a potential action item. City staff is looking for direction regarding possible changes, if any, to the current notification process for land use applications.

#### **BACKGROUND**

The attached outline summarizes existing notification procedures--and the items in blue print highlight notification steps Farmington City does over and above what is required by the State. Several weeks ago some made suggestions in addition to our existing efforts, these ideas are set forth in the last paragraph of the outline.

The Planning Commission reviewed this summary during a training session at its March 22<sup>nd</sup> meeting. There comments are included in the enclosed first page of the minutes for that meeting.

Respectively Submitted

Review and Concur

David Petersen

Community Development Director

il 3 Peterson

Dave Millheim City Manager

## EXISTING NOTIFICATION PROCESS FOR LAND USE APPLICATIONS AND POSSIBLE CHANGES THERETO (March 20, 2018)

#### **PUBLIC HEARINGS:**

### Existing

All: Staff posts PC and CC agenda's at least 24 hours in advance and posts agendas/notices on state and city web-sites, and sends agendas/notices to affected entities; posts paper copies of agendas/notices at three different physical locations within the community, and maintains an email list, which includes any property owner/resident (available to anyone at their request) whereby such property owner/resident receives agendas and notices via email in advance of each and every PC and CC meeting; AND

#### Rezone and PUDs

PC: Public Hearing-notices posted in newspaper 10 days in advance, 300 foot mailing in advance; and sandwich board on-site.

CC: Public Hearing-notices posted in newspaper 14 days in advance, 300 foot mailing in advance; and sandwich board on-site.

## Zone Text Change

PC: Public Hearing—notice posted in newspaper 10 days in advance. CC: Public Hearing—notices posted in newspaper 14 days in advance.

## General Plan Amendment

PC: Public Hearing-notice posted in newspaper 10 days in advance.

#### Subdivision Schematic Plan

PC: Public Hearing--300 foot mailing in advance; and sandwich board on-site. CC: Public Hearing--300 foot mailing in advance; and sandwich board on-site.

#### Subdivision Preliminary Plat (under certain conditions)

PC: Public Hearing--300 foot mailing in advance; and sandwich board on-site.

#### Conditional Use

PC: 300 foot mailing in advance (and 500 feet when certain site plans accompany the conditional use application); and sandwich board on-site.

#### Possible Changes

- 1. Stay with the all the requirements above;
- 2. Add General Plan public hearing requirement for CC;

- 3. Describe applications/requests in greater detail on notices and mailings;
- 4. Announce all public hearings in advance in the newsletter [note: due to publishing deadlines, a newsletter posting requirement may add up to 60 days, or more, to the overall process for each land use application; for example, a conditional use request requires about a 10 day notice time, if all is in order, to appear on any given PC agenda, but a news letter requirement may add two months lead time to the notice period. Conditional use applications may include requests for something as small as increasing the height of a backyard residential accessory building to something as major as a large commercial building];
- 5. Limit public hearings to two per meeting regardless [note: this may also increase notice lead times significantly];
- 6. Put up larger, and florescent colored, sandwich boards on site;
- 7. Establish a text list similar to the email list referenced above;
- 8. Use social media (Facebook, Instagram, etc.) to better notify the public; and
- 9. Other.

#### **NON-PUBLIC HEARINGS:**

## Existing

All: Staff posts PC and CC agenda's at least 24 hours in advance and posts agendas on state and city web-sites, sends agendas to affected entities; posts paper copies of agendas at three different physical locations within the community, and maintains an email list, which includes any property owner/resident (available to anyone at their request) whereby such property owner/resident receives agendas and notices via email in advance of each and every PC and CC meeting---and all such agendas include the following:

CC: General Plan Amendments, and other

PC: Subdivision Preliminary and Final Plats, Site Plans, and other.

Staff review: includes many site plans in the mixed use areas, and other.

## Possible Changes:

- 1. Add General Plan public hearing requirement for CC;
- 2. PC (and maybe CC) to consider all non-residential site plans whereas staff now considers "some" such site plans—especially in the mixed use areas [note: this may significantly lengthen the review process time for applicants]; and
- 3. Announce all General Plan amendments and non-residential requests and site plan application PC and CC agenda items in advance--in the newsletter [see "note" above];
- 4. Establish a text list similar to the email list referenced above;
- 5. Use social media (Facebook, Instagram, etc.) to better notify the public; and
- 6. Other.

## FARMINGTON CITY PLANNING COMMISSION MEETING

March 22, 2018

#### STUDY SESSION

**Present:** Chair Alex Leeman, Commissioners Roger Child, Connie Deianni, Kent Hinckley, and Rulon Homer, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Also in attendance was Brad Christopherson from Hayes Godfrey Bell. Commissioner Bret Gallacher was excused.

#### **Planning Commission Training**

Brad Christopherson from Hayes Godfrey Bell provided the Planning Commission training on the Open and Public Meetings Act as found in the Utah Code Title 52 Chapter 4 for Municipalities/Planning Commissions. Listed below are key points that were discussed:

- The intent of all political subdivisions is to conduct people's business in open meetings. This
  means if there are four Planning Commission members together (i.e. a City event), City business
  cannot be discussed unless it has been noticed. It is also important to remember that this
  applies to email chains; City discussions with four or more Planning Commission members
  through email cannot take place.
- If a discussion can be had over a phone call versus an email, use a phone.
- An emergency meeting can be held, but it is important to notice the meeting as soon as possible in an effort to inform the public to the best of the City's ability.
- The official record of the meeting is the minutes; it is important to read the minutes prior to voting on it. It is appropriate to abstain from voting on the minutes if the Commission member was not in attendance during the meeting of which the minutes were taken.

David Petersen passed out the City's existing notification process for land use applications, as well as citizen suggested changes to the process. Each suggestion was discussed; however, Planning Commission members expressed concern that additional notification steps, beyond what is currently being done, could complicate the process. All information is readily available to the residents via the City website and email list; residents can access this information when it is made public. Commissioners felt adding additional steps would be unnecessary if residents already have access to the information they are seeking.

The commissioners suggested placing a permanent footnote in the City newsletter stating where information for public meetings can be found and how to get on the City's email list for agendas of the upcoming City meetings.

<u>Item #4. Chris Haertel – Requesting a metes and bounds subdivision (lot split) creating 2 parcels on 2.53 acres of property located at 310 West State Street in an OTR (Original Townsite Residential) zone.</u>

David Petersen said that staff met with the applicant yesterday. During the discussion, the applicant realized the property line had been drafted incorrectly, which could result in the applicant not having enough room to move forward with his plans. The applicant asked that his application be

## CITY COUNCIL AGENDA

For Council Meeting: June 05, 2018

SUBJECT: High School Road Striping

## ACTION TO BE CONSIDERED:

Staff recommends that no additional striping be done on 650 West, 1100 West, 1525 West and Glovers Lane.

## **GENERAL INFORMATION:**

See enclosed staff report prepared by Chad Boshell, City Engineer and Ray White, Public Works Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



## FARMINGTON CITY

H JAMES TALBOT

BRETT ANDERSON DOUG ANDERSON BRIGHAM MELLOR CORY RITZ REBECCA WAYMENT

DAVE MILLHEIM

City Council Staff Report

To:

Honorable Mayor and City Council

From:

Chad Boshell, City Engineer & Ray White, Public Works Director

Date:

June 5, 2018

SUBJECT:

IIIGII SCIIOOL ROADS STRIPING

#### RECOMMENDATION

Staff recommends that no additional striping be done on 650 West, 1100 West, 1525 West, and Glovers Lane.

#### BACKGROUND

Except for the sidewalk being managed by UTA the City has completed the reconstruction of 650 West, Glovers Lane, 500 South, and 1100 West. Glovers Lane and various intersections have been striped. City staff was asked to determine the need of striping various roads that are predicted to be traveled by those attending the new high school mainly the roads listed above. In anticipation of the high school the City has constructed roads and made improvements to accommodate the anticipated increase in traffic. The City is planning on widening 1100 West from Clark Lane to Park Lane and installing medians in Park Lane this summer. After talking with Tim Taylor with WCEC striping centerlines in the roads will increase speed, if striping is desired he recommends striping the centerlines and narrowing the lanes by painting the outside lanes. The estimated cost to paint the various roads is listed below:

•	650 West	\$1,400
•	1100 West	\$2,400
•	1525 West	\$2,200
•	Glovers Lane	\$2,500
	Total	\$8,500

The cost to stripe the roads is a revolving cost as the City will have to restripe approximately every 5 years. Most roads of this size and traffic are not striped and once striped are difficult to refrain from striping in the future. City staff recommends not striping these roads at this time, when the school opens staff can monitor the traffic volumes and patterns to determine which if any roads need to be striped.

## SUPPLEMENTAL INFORMATION

None

Respectively Submitted

Chad Boshell, P.E. City Engineer

Ray White

Public Works Director

Reviewed and Concur

Dave Millheim City Manager

Tave Mille -

## CITY COUNCIL AGENDA

For Council Meeting: June 05, 2018

SUBJECT: City Manager Report

L

Fire Monthly Activity Report for April Executive Summary for Planning Commission held May 17, 2018 2.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



## **Farmington City Fire Department**

## **Monthly Activity Report**



## **April 2018**



## **Emergency Services**

Fire / Rescue Related Calls:

**Total PT Staffing Hours:** 

20

All Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Scene Support, etc.

Ambulance / EMS Related Calls:

56 / Transported 30 (54%)

Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc.

Calls Missed / Unable to Adequately Staff:

3 (3%)

On-Duty Crew / Shift Dynamic Data / April 1th - 30th

Emergent / On-Scene Hours / Month Total:

29.1 Hrs. (Approximate 116 Man Hours)

**EMS Transport / Turn-Around Hours / Month Total:** 

60 Hrs. (Approximate 120 Man Hours)

**Urgent EMS Related Response Times (AVG):** 

6.08 Min/Sec GOAL 5 minutes or less (+1.08)

**Urgent Fire Related Response Times (AVG):** 7.15 Min/Sec GOAL 5 minutes or less (+2.15)

## Part-Time Man-Hours (based on the followina 42-day / three pay periods May 30th, April 13th & April 27th)

Part-Time Shift Staffing:	2,016	Budgeted 2,016	Variance + 0
Part-Time Secretary:	150	Budgeted 150	Variance + 0
Part-Time Fire Marshal:	0*	Budgeted 120	Variance + 0
Part-Time Fire Inspector	75	Budgeted 75	Variance - 0
Full-Time Captains x3 & Engineers x2:	N/A	48/96 Hour Schedule	Overtime + 48
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	146	1877 (FYTD)	
Emergency Callbacks:	59	FIRE 53 Hrs. / EMS 6 Hr	rs. (YTD) 1,427.5
Special Event Hours:	1	99.5 (FYTD)	

30,210 (FYTD)

<sup>2478</sup> \* No Part-time FM utilized / Todd Smith covered duties while working regular FT position

## **Monthly Revenues & Grant Activity YTD**

## Ambulance / March (2018):

Ambulance / March (2016).			
	Month	Calendar Year	FY 2018
Ambulance Services Billed	\$57,875.40	\$206,413.49	\$438,550.43
	<b>40.</b> /0.0110	<b>7</b> 200, 1201 12	¥ 130/3301 13
	<b>4</b>		4
Ambulance Billing Collected	\$52,086.04	\$114,915.38	\$252,370.69
Variances:	<i>\$5,789.36</i>	<i>\$91,498.11</i>	\$186,179.74
Collection Percentages	90%	56%	58%
	33,0	30/3	3070
Grants / Assistance / Donations			
Grants Applied For:			
FEPP - Dual Purpose Trailer / Wildle	and P. MCI	\$4,000	
•			
FEPP – Fire Prevention Vehicle (Hur.	•	\$11,000	607 500 15TD
USFS / DNR – Command Post Comp	netion (SKV)	\$7,000	\$27,500 YTD
Grants / Funds Possived / Denatio	ne / Augustodi		
Grants / Funds Received / Donation KCI Medical – Animal Resuscitation	-	ć200	64 300 VTD
KCI Wedicai – Alliffiai Kesuscitation	KILS X Z	\$300	\$1,300 YTD
Department Training & Man House	_		
Department Training & Man Hour	_	4.5	
Monthly Staff Meeting & Departme	_	15	
Shift Drill #1 – FIRE– Rapid Interver		24	
Shift Drill #3 – EMS – TBI / Combat		24	
Shift Drill #4 – FIRE – Breaching Wa		24	
Shift Drill #5 – EMS – Bariatric Care		24	
Shift Drill #6 – FIRE – Elevator Safet	•	24	
Fire Officer 1 Certification Training	x 2	80	
Haz-Mat IQ (FEMA) x 4		32	
HAFB MCI Drill / HAFB x 2		10	
Regional SAR Training x3		24	
New Hire Orientation Training		80	
Total Training / Actual Hours Atter	nded:	361	918 HRS YTD
Fire Prevention & Inspection Activ	<u>rities</u>	QTY	
New Business Inspections:		5	
Existing Business Inspections:		47	
Re-Inspections:		8	
Fire Plan Reviews & Related:		48	
Consultations & Construction Mee	etings:	50	
Station Tours & Public Education S	Sessions:	19	84 YTD
Health, Wellness & Safety Activition	ne.	OTV	
Reportable Injuries: NONE	<u>=5</u>	<b>QTY</b> 0	0.VTD
	in Dostiniontico	_	0 YTD
Physical Fitness / Gym Membersh	ıp rarticipation		
Chaplaincy Events:		1	
EED Committees & Other Internal	Group Status		
Process Improvement Program (P		•	2 VTD
Process Improvement Program (PIP) Submittals:		0	2 YTD

## **Additional Narrative:**

Emergent response times averaged 6 minutes for EMS incidents and 7 minutes for Fire incidents. Several calls involved extrication rescue operations, structure fire responses and Kaysville's "Top Stop" gas station incident. Three calls during the month resulted in "no-staffing" or "short-staffing" of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). 54 % of all Ambulance calls resulted in transporting patients to local hospitals. Collections of Ambulance & Transport revenues continue with little predictability due to collection & mandated billing variables. FFD participated with local church groups in emergency preparedness drills. These drills encompassed both natural disaster and man-made disasters. Animal care teams was also implemented for the first time during these evolutions. FFD completed training of new part-time personnel without any dropouts. These new hires have completed a 50-hour in-house training program to ensure they are ready to meet FFD performance expectations. FFD is still in the process of trying fill a part-time Fire Marshall position with little success. Although we have interviewed several candidates, there seems to be a serious lack of job-related experience we are looking for. This includes actual hands-on plan review experience. As stated in last month's report, Todd Smith will continue cover Fire Marshal duties until a qualified candidate is awarded the position. Once again, FFD addressed several unexpected repair and service items that will impact our final budget status for FY2018.

Department training encompassed a variety of Fire & EMS topics to include: Rapid Intervention Training, Traumatic Brain Injury – Combat Related, Breaching Walls, Care of Bariatric Patients, Elevator Rescue Operations, Fire Officer 1 Certification Training, HazMat IQ Training, Mass Casualty Incident Training with Hill Air Force Base (in preparation for the upcoming airshow), Regional Utah Search and Rescue Training, and finally vehicle extrication training. FFD also completed a comprehensive physical agility testing process designed to standardize physical performance expectations of all operations personnel. This process involved reevaluating traditional testing methodology and creating a safer process that reduces injury and/or death of participants completing a vigorous series of firecombat evolutions. This new testing process is being implemented in June.

On a soft note, FFD was able to utilize new device intended for resuscitating pet animals. Usually, after addressing human rescue and property conservation during fires, the fire department makes a reasonable effort to resuscitate pets overcome by smoke. FFD had just placed into service two pet resuscitation kits (donated by KCI Medical) when an emotional / panicked mother and child stopped by the fire station with their pet. Their pet "rat" was suffering severe respiratory distress and was lethargic. The local veterinarian was not available and recommended they go to the local fire station instead. To cut a long story short, FFD was successful in helping

stabilize this little treasured pet. Although rescuing pet rats is far from our primary mission, the Fire department staff provided excellent customer service and reinforced why Farmington City is the best place to live – we truly care about our customers (regardless of pet preferences).

Please feel free to contact myself at your convenience with questions, comments or concerns: Office (801) 939-9260 or email <u>gsmith@farmington.utah.gov</u>

















## - PRIDE IN FARMINGTON -





## FARMINGTON CITY

H. JAMES TALBOT

BRETT ANDERSON DOUG ANDERSON JOHN BILTON BRIGHAM MELLOR CORY RITZ CITY COLNCIL

DAVE MILLHEIM

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson – City Planner

Date: June 5, 2018

SUBJECT: EXECUTIVE SUMMARY – PLANNING COMMISSION – MAY 17, 2018

#### RECOMMENDATION

No action required.

#### BACKGROUND

The following is a summary of Planning Commission review and action on May 17, 2018 [note: four commissioners attended the meeting—Chair Alex Leeman, Kent Hinckley, Roger Child, and Rulon Homer. Commissioners Connie Deianni and Russ Workman were excused.

Item 3 Jerry Preston / Elite Craft Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval of the proposed Makin Subdivision consisting of 4 lots on .86 acres of property located on the southeast corner of 650 West and Glover Lane in an AE (Agriculture Estates) zone. (S-9-18)

The commissioners discussed the matter of blight, and whether that needed to be decided at this stage. One commissioner felt that since the whole project was dependent on a finding of blight, that the applicant should prove blight prior to this moving on to the City Council. The other commissioners felt that making schematic plan conditioned on a finding of blight is enough. Particularly when schematic plan does not grant vesting. They also felt that requiring that the applicant perform a blight study prior to establishing whether the City is approving of the layout, lot count, and density of the subdivision (what schematic plan is intended to be) is onerous. In the end, the Planning Commission voted to table so that the applicant could provide some alternative layouts.

Voted to table the applicant to show alternative plans prior to the June 7<sup>th</sup> Planning Commission meeting.

Vote: 4-0

Item 4 Scott Adamson (Public Hearing) – Applicant is requesting a recommendation for rezone approval of 2.17 acres of property located at 1234 W. Glover Lane from an AA (Agricultural Very Low Density) to an AE (Agriculture Estates) zone. (Z-5-18)

Voted to recommend that the City Council deny the rezone as written in the staff report; however, the Planning Commission also recommended that the applicant consider seeking for an A rather than an AE zone designation, and bring back that application to the Commission.

Vote: 4-0

<u>Item 5</u> Ben Peterson (Public Hearing) – Applicant is requesting temporary (conditional) use approval for a fireworks stand on 1.18 acres of property located at 954 South 150 West in a C (Commercial) zone. (C-5-18)

Voted to approve the temporary/conditional use permit as written in the staff report.

Vote: 4-0

Respectfully Submitted

Eric Anderson City Planner Review & Concur

Tore Kullh

Dave Millheim City Manager

## CITY COUNCIL AGENDA

For Council Meeting: June 05, 2018

SUBJECT: Mayor Talbot & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.